

## **ROYAL FARMS PHASE 4**

By Barry Burton 6.4.14

**APPLICANT:** Poll Family Limited Partnership

**REQUEST:** Final Plat approval for Royal Farms Estates Phase 4.

**GENERAL INFORMATION:** This subdivision received preliminary plat approval in 2004 and is vested under the ordinance that was in effect at that time. The main difference between the old ordinance and the current one is the width of the street. This street will be a 60' R.O.W. rather than 70' as required today.

The lot and street layout are pretty much set and neither the Planning Commission nor I have an issue with either. This final plat was recommended for approval by the Planning Commission on April 24, 2014 with some minor engineering changes.

**STAFF RECOMMENDATION:** As long as those engineering changes have been made, I would recommend the City Council approve the project.